

ISLANDIA I BEACH BUZZ

ISLANDIA I BOARD OF DIRECTORS REPORT

HUTCHINSON ISLAND PRESIDENTS COUNCIL

SUMMER UPDATE

From the Board of Directors

This Spring has been one of significant change to Islandia I. Mick Mullen has retired after 3 years and we thank him for his efforts on the elevators, catwalks, unit inspection program as well as many other projects. We are fortunate to replace Mick with Jennifer Eckenroad who brings both condo, small business and corporate experience to the job. We have seen numerous changes introduced by Jen as well as her enthusiastic spirit.



Photo courtesy of speedo cheney

The major undertaking at Islandia I has been the new cable TV contract. Bert McConnell has put in countless hours on this project which will save us a significant amount of money as well as providing improved service.

The Board has also asked Jen to focus on the various ways to improve the maintenance and overall appearance of the building. She is in the process of examining various alternatives and we expect to see improvements over the next few months.

Presidents' Council

There are two major projects that the President's Council is focusing on. By far the most important is the beach renourishment. In April the county sponsored a public hearing to review the status of the project and solicit public input. Although a number of residents expressed concerns over environmental issues, only one was negative on the overall project. Well over 100 residents attended in support of the project. The funding is the major hurdle at this time since no federal finding is available and state money is questionable. The project is geared for 2011 or 2012 if the \$9 to \$10 million in expense is obtained. The plan is to add 35 feet of sand to the shoreline which would provide needed protection as well as improved beach quality (similar to Martin County's project a few years ago).

The second project is the resurfacing of A1A this coming this winter. At this point the project is fully scheduled and other than the poor timing within the "season" it will be a major improvement.

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| <p style="writing-mode: vertical-rl; transform: rotate(180deg);">ISLANDIA EAST PRESIDENT'S REPORT</p> | <p>Islandia East, A.K.A., the East Board serves all residents in our complex. East is responsible for the security and maintenance of most of the outside property and facilities. These include the dunes, swimming complex, main entrance, guard station, tennis courts, overflow parking lot and most importantly the power plant across the road.</p> <p>A staff of three maintains our property. Manager, Bob Wyrobek, Randy Montroy and Robert Irons, they take great pride in their work to keep Islandia beautiful and safe. The safety element includes twenty-four hour security service. This service is contracted but manager, Bob Wyrobek supervises the guards. We also have camera surveillance for the buildings and grounds.</p> <p>We are a large, private complex of condominium homes with a thousand feet of oceanfront and over eight acres of land. Imagine a small village or town...this is a big responsibility and requires the cooperation of all our residents.</p> <p>Condominium living has rules and regulations to operate successfully. Many of the rules and regulations are required by law. The swimming pool rules are suggested by the government of St. Lucie County. Since there are no lifeguards these rules are posted for all residents and guests. They are designed for the health and safety of everyone. Security guards use cameras to monitor the pool and other areas of the complex They are instructed to enforce all the rules and regulations and to err on the side of safety.</p> <p>Islandia is not a resort hotel; it is a residence! Keep this in mind when you entertain family and guests. Know the rules and cooperate with our staff. If we all do this, Islandia will continue to be a safe and beautiful place to live.</p> <p>Dewey P. Bookholdt, President</p> |
| <p style="writing-mode: vertical-rl; transform: rotate(180deg);">TREASURER'S REPORT</p> | <p>From the Treasurer</p> <p>Overall, year-to-date income and expenses are tracking to the plan. The budget is on target in spite of some major repairs (e.g., trash drains and roof repairs).</p> <p>Because of the transition of managers, we are considering a mid year accounting review to ensure the accuracy of the financial statements. We are also in the process of eliminating the monthly charges from the CPA for closing each month's books, that we have brought back in-house.</p> |
| <p style="writing-mode: vertical-rl; transform: rotate(180deg);">PET REMINDER</p> | <p style="text-align: center;">Important Property Reminders</p> <p>If you have any animals in your unit, you will be asked to remove them. This includes cats, dogs, birds, etc.</p> <p>Please notify the office if you find or see animals in the building.</p> <p>Owners, please make your best effort to keep your windows on the walkways clean. We recognize that when you are away this is difficult, but remind your cleaners/caretakers to clean the outside of your windows.</p> |

“Monkeying Around

with

Margaret”



Cocktails for the Long

Hot Summer.

“2000 Flushes”

1/2 oz [Captain Morgan®](#)

[Original spiced rum](#)

1/2 oz [Blue Curacao li-
queur](#)

1/2 oz [Captain Morgan®](#)

[Parrot Bay mango rum](#)

1/2 oz [Sprite® soda](#)

1/2 oz [lemonade](#)

Combine the Captain Morgan Original spiced rum and Parrot Bay mango rum in a cocktail shaker half-filled with ice cubes. Add the blue Curacao, shake well and strain into a cocktail glass. Add Sprite and lemonade, and serve.

“Monkey La La”

1 oz [vodka](#)

1 oz [Kahlua® coffee li-
queur](#)

4 oz [half-and-half](#)

1 scoop [ice cream](#)

2 oz [cream of coconut](#)

Blend until smooth and frothy.

Enjoy and have a cool summer. Search for more exciting cocktails at the following web address.

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FROM THE MANAGER

Thank you all for the warm welcome, I appreciate being here and the office door will always be open for you.

We are currently building a new team approach to the tasks here at your property and taking a very aggressive approach to cleaning all areas that need attention.

Painting on the front of the building will begin July 1st, please advise your guests and tenants so as to not inconvenience for them.

Unit inspections will begin in mid-June, we have a very extensive list of items that will be inspected. If you are interested in having the list, please stop in the Association Office and pick up a copy. After the inspection, if we determine there are areas that need your attention, we will contact you.

IMPORTANT—If you are expecting a contractor to be doing any renovations in your unit, please remind the contractor to present to the Association Office, a copy of their license, insurance and any permits that are required by the State of Florida and/or St. Lucie County. Failure to do so, could result in a ‘red tag and work stoppage’ on the work. Code enforcement was here recently and inspected several units.

Reminders –Please do not ‘drop-off’ items to be stored in the 5th floor storage area. These items are to be checked out/in with the Association Office. Please do so at your earliest convenience.

A/C Maintenance, please change your filter monthly and if needed purchase the algae resistant tablets from the office to keep your drains clear.

We will shortly be sending out new owner profiles and ask that you update your form promptly and return to the Association Office to update our files.

NOTE: - Islandia II will be resurfacing their parking lot soon and will be parking along the S. Ocean Drive wall during this process for them. They will reciprocate when Islandia I needs parking.

Insurance—Governor Crist has vetoed the repeal of the change in F.S.718 requiring owners to carry insurance on their units. Insurance certificates are still required. *Jen*

We are on the web:

Islandiai.com

POWER SAVING TIPS

- Unplug appliances and electronics. TVs, computer and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. “Smart” power strips automatically turn off electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you are not in the room or not in the house, there’s no need for all the lights to be on.
- Clean and replace air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- Summer months—keep the shades or blinds down on the south, east and west facing windows.
- Activate ‘sleep’ features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Close vents and doors in unused rooms.
- Wash laundry in cold water, it is just as effective.

Departure Checklist and Hurricane Reminder

All owners who plan to be absent from Islandia I at any time during the hurricane season, beginning June 1st through November 30th, please take note of the following hurricane preparations:

This check list should also be provided to tenants and guests who will be utilizing your unit during your absence.

Close and lock the shutters. If the Association staff has to close the shutters, the unit owner will be charged a \$100.00.

Remove all plants, furniture and balcony decorations from the balcony and balcony walls.

Do not leave perishables in the refrigerator and/or freezer. Empty the icemaker and turn off. If your refrigerator is going to shut off and open, we suggest a small open container of baking soda or ground coffee be left in the refrigerator.

The Association staff will not empty refrigerators/freezers if there is a power failure. Spoiled food can ruin the appliance.

Unplug all other major appliances.

Empty all garbage and trash receptacles.

Set the A/C unit thermostat to a warmer temperature to prevent the A/C unit from freezing up.

Turn off the main water valve in the unit.

Turn off the circuit breaker for the water heater.

Guest and Tenants are required to evacuate if a mandatory evacuation is issued.

If there is a designated “Condo Watcher” for the unit, please have the “Condo Watcher” check in with the Association office and provide any updated telephone contact number.

Notify newspaper delivery service to discontinue delivery.

Complete postal forwarding information forms and provide forwarding address to Association office.

Turn off all lights.

Notify the Association office of departure date and potential return date. If leaving a car, provide a car key.

Once a Tropical Storm Warning is issued and you choose to stay, please notify the Association Office.

This list is provided as a suggestion and is for the safety of your unit and the condominium complex.

Association Staff are not available during normal business hours to assist in securing a unit.